GOLDEN SECTION
EQUITY RESEARCH

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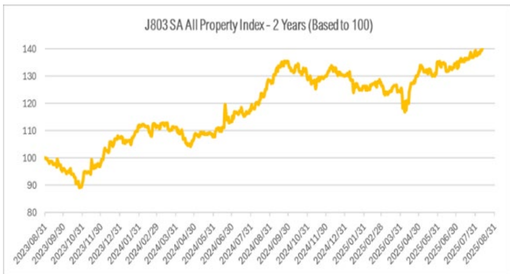
SA LISTED PROPERTY REVIEW
AUGUST 2025

J803 SA All Property TR Index	August 2025	Year to Date	1 Year Rolling
	2.04%	13.12%	18.36%



LOWER RATES BOOST THE SECTOR IN AUGUST

August marked another positive month for the SA Listed Property sector, with the SA All Property Index gaining 2.04% in total return terms. The primary catalyst for this positive performance was the South African Reserve Bank's (SARB) decision to cut the repo rate by 25 basis points at the end of July, good results from reporting companies, and guidance increases from several companies too (OCT, NRP, PPR, RES).

The key driver is arguably the SARB's rate cut, and for the listed property sector, the implications are direct and overwhelmingly positive. As a capital-intensive industry that typically operates with significant leverage, lower interest rates translate directly into reduced borrowing costs. This is particularly impactful given that average loan-to-value (LTV) ratios across the sector sit between 35% and 40% (with a few outliers way above [APF 48.3%] and way below [SEA 14.26%] the average). The reduction in financing expenses is expected to provide a material lift to distributable income growth for listed property throughout the remainder of 2025 and into 2026. Beyond the direct impact on corporate earnings, the rate cut also improves affordability for homeowners, providing a much-needed boost for household finances.

Beyond the immediate tactical decision to lower rates, the SARB's July MPC statement contained a far more profound strategic shift that carries long-term implications for the property sector. The committee explicitly articulated its preference for inflation to settle at 3%, which is the bottom of its target range, and announced its intention to use forecasts anchored at this 3% level in future policy meetings. This represents a significant evolution in its policy framework. A tactical rate cut is a cyclical response to current data; the adoption of a lower effective inflation target is a structural change in the policy anchor. This action signals a clear commitment to achieving and maintaining permanently lower inflation, which, in turn, implies a structurally lower interest rate environment over the medium to long term.

For an asset class like property, which is valued based on long-duration cash flows and relies on long-term debt, this is of paramount importance. A lower long-term interest rate environment reduces the discount rate applied to future rental income streams, thereby increasing net present valuations. It also diminishes the perceived risk of future aggressive and damaging rate-hiking cycles. This policy evolution, if credibly maintained, could therefore support a fundamental re-rating of the entire listed property sector, moving the investment case beyond a cyclical recovery towards a more stable and attractive long-term proposition.

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COMPANY TOTAL RETURN	2025-08
Visual	50.00%
Acsion	33.33%
Putprop	14.54%
Octodec	6.49%
Fortress	6.33%
NEPI Rockcastle NV	5.23%
Redefine	4.76%
Burstone	4.63%
Vukile	4.39%
Equites	4.26%
Delta	4.00%
Exemplar	3.23%
Resilient	2.27%
Schroder European REIT plc	2.04%
J803 All Property Index Total Return	2.04%
Balwin	1.89%
Hyprop	1.85%
Lighthouse	1.72%
Fairvest A	1.41%
Growthpoint	1.12%
Safari	0.85%
Castleview	0.00%
Deutsche Konsum REIT-AG	0.00%
Globe Trade Centre SA	0.00%
Heriot	0.00%
Newpark	0.00%
Spear	-0.29%
SA Corporate	-0.32%
Attacq	-0.76%
Dipula	-0.88%
Oasis	-1.00%
Stor-Age Property	-1.44%
Fairvest B	-1.98%
Texton	-2.20%
Emira	-2.56%
Primary Health Properties plc	-2.98%
Supermarket Income REIT plc	-2.98%
Afine	-3.00%
Hammerson plc	-3.90%
Sirius	-4.16%
Accelerate	-4.44%
Assura	-4.97%
Collins	-6.98%
MAS plc	-7.69%
Shaftesbury Capital plc	-7.80%
aREIT Prop	Suspended

Source: JSE

The Macroeconomic Environment: A Supportive Shift Amid Structural Headwinds

The macroeconomic backdrop remains complex and often contradictory.

While the headline Consumer Price Index (CPI) for July, released on 20 August, accelerated to 3.5% year-on-year, from 3.0% in June, it remained comfortably within the SARB's 3% to 6% target band. The acceleration was largely in line with consensus expectations and did not derail the central bank's view that price pressures were broadly contained (but further SARB cuts might be less likely).

The economic sentiment in August presented a starkly divided picture, with a notable divergence between the improving confidence of businesses and the persistent pessimism of consumers. This dichotomy provides a crucial lens through which to understand the varied performance across different property sub-sectors.

Business confidence registered a significant improvement. The South African Chamber of Commerce and Industry's (SACCI) Business Confidence Index (BCI), a key gauge of corporate sentiment, was released on 13 August for the month of July. The index rose to 116.7, marking its highest level in four months and a notable increase from the 113.2 recorded in June. This rebound was attributed to several positive real-economy indicators, including stronger new vehicle sales, an uptick in manufacturing output, and firm international prices for precious metals, all supported by the well-contained inflation environment. The improvement suggests that corporations, particularly in the manufacturing and resources sectors, are experiencing a more favorable operating environment and may be more inclined towards expansion and investment.

In sharp contrast, consumer sentiment remained deeply entrenched in negative territory. While the most recent FNB/Bureau for Economic Research (BER) Consumer Confidence Index for South Africa pertained to the second quarter of 2025 and was thus not an August data point, it showed a less pessimistic (but still weak reading). More current global surveys conducted in August reinforced this narrative of household strain; an Ipsos Global Consumer Confidence Index noted that South Africa had the highest 1 year change (-6.6). Globally, consumer concerns continued to be dominated by the rising cost of living and anxieties about job security, themes that resonate strongly within the South African context.

This divergence between business and consumer confidence is more than an economic curiosity; it serves as a powerful explanatory framework for the performance disparities observed across the property market's sub-sectors. Improved business confidence is a leading indicator of corporate activity. When businesses are optimistic, they are more likely to invest in expanding their operations, which translates directly into demand for physical real estate. This includes leasing more warehouse and factory space to accommodate increased production and distribution (industrial/logistics) and absorbing more office space for administrative and operational staff.

Conversely, weak consumer confidence is a direct reflection of household financial distress and cautious spending behaviour. Financially strained consumers are less likely to make large discretionary purchases, which directly impacts footfall and turnover in retail shopping centres. They are also less able to save for deposits or take on the significant debt required for homeownership, thereby constraining the residential property market.

The strong BCI reading helps to explain the continued outperformance of the industrial and logistics sector and the accelerating "flight to quality" trend in the office market, as confident firms seek premium space. Simultaneously, the weak consumer confidence reading explains why the retail sector's performance is described as "resilient" rather than booming, and why the residential market's recovery, while gaining momentum, remains highly sensitive to affordability improvements driven by interest rate cuts. This confidence gap is a critical indicator to monitor; a convergence, driven by rising consumer optimism, would signal a more broad-based and sustainable economic recovery.

While financial markets and business sentiment showed signs of optimism in August, data related to physical investment and construction activity painted a far more concerning picture, revealing a potential disconnect between financial market performance and the underlying health of the real economy.

A report from Nedbank on capital expenditure projects, released in early August, delivered a stark warning. It revealed that the value of new capital projects announced in the first half of 2025 stood at an annualised R316.2 billion. This figure represents a dramatic decline of nearly 50% from the R592.2 billion worth of projects announced in the same period in 2024. Most critically, the report highlighted that 100% of these new project announcements originated from the private sector. There were no new projects announced by the government or public corporations during the first six months of the year, indicating a complete stall in the public investment pipeline following a surge in 2024.

This data underscores the immense pressure on the domestic construction sector. According to Industry Insight, the industry remained weak in the first half of 2025, with key forward-looking indicators flashing red. Private sector building activity saw a notable decline, with building completions falling by 12.0% year-on-year in June and, more alarmingly, the value of building plans passed plummeting by 21.0% year-on-year. This sharp drop in plans passed points to a significantly weaker pipeline for future private sector development. Concurrently, public sector tender activity remained depressed, with the value of both building and civil tenders down by approximately 15% year-to-date. This slump in public infrastructure rollout continues to weigh heavily on the construction outlook.

The juxtaposition of a rallying listed property market, fueled by financial factors like the interest rate cut, with a sharp deterioration in a key real-economy driver like fixed investment, reveals a significant risk. A healthy, sustainable property market ultimately depends on a growing real economy to generate organic demand for physical space. Public infrastructure investment is a critical enabler of this growth, as it improves logistics, creates employment, and stimulates broader economic activity.

The collapse in new public project announcements suggests that while the cost of capital for property companies is falling, the fundamental demand for new space, which is driven by broad economic expansion, may be weakening. The market's rally in August, therefore, appears to be predicated more on financial mechanics such as lower interest rates making existing property yields more attractive relative to other asset classes, rather than on strong expectations of robust future rental growth driven by a booming economy. This creates the risk of a "hollow recovery," where share prices appreciate due to monetary policy tailwinds, but if the real economy stagnates from a lack of investment, rental growth will inevitably falter, making current valuations difficult to sustain. The long-term health of the sector requires a tangible revival in both public and private fixed investment to translate into demand for real estate.

Investment Outlook: Valuations Compelling Despite Real-Economy Risks

Looking ahead, the outlook for the remainder of 2025 is one of cautious optimism. This environment demands a highly discerning investment approach, prioritising companies with strong balance sheets, high-quality assets in defensive sub-sectors, and proven access to capital markets.

From a valuation perspective, the sector continues to present a compelling case for investors. Many companies are still trading at high discounts to their underlying net asset value (NAV), a situation that persisted even after the recent rally. This suggests that significant embedded value may still exist, and while the market has recognised the recent improvements, investors remain relatively neutral on long-term growth prospects, suggesting that the recovery is not yet considered to be overheated.

An analysis of the South African property market in August 2025 reveals a landscape of profound divergence. While the headline index performance was positive, the underlying fundamentals of the key commercial and residential sub-sectors tell a more nuanced story. The market is not moving in unison; instead, it is characterised by clear winners and laggards, driven by deep structural shifts in the economy and in user demand.

The outlook for the remainder of 2025 can be characterised as one of cautious optimism. However, this optimism must be tempered with caution due to the significant structural headwinds evident in the real economy. The sharp decline in public fixed investment, coupled with ongoing pressure on the construction industry, poses a real threat to the fundamental drivers of property demand. Furthermore, the persistent weakness in consumer confidence suggests that the recovery in consumer-facing segments like retail will remain gradual and hard-won. These factors will likely act as a ceiling, capping the pace of rental growth and preventing a runaway bull market.

Consequently, the market is expected to continue its path of positive total returns, but performance will likely become increasingly fragmented. The outlook is for a more discerning market where stock-specific fundamentals, portfolio quality, and balance sheet strength become the primary drivers of outperformance. Volatility may persist as investors continue to digest the conflicting signals between the positive financial conditions and the sluggish real economy.

Themes for Investors

Based on the analysis of the August 2025 market, three key themes emerge for investors to consider in their strategic approach to the SA listed property sector:

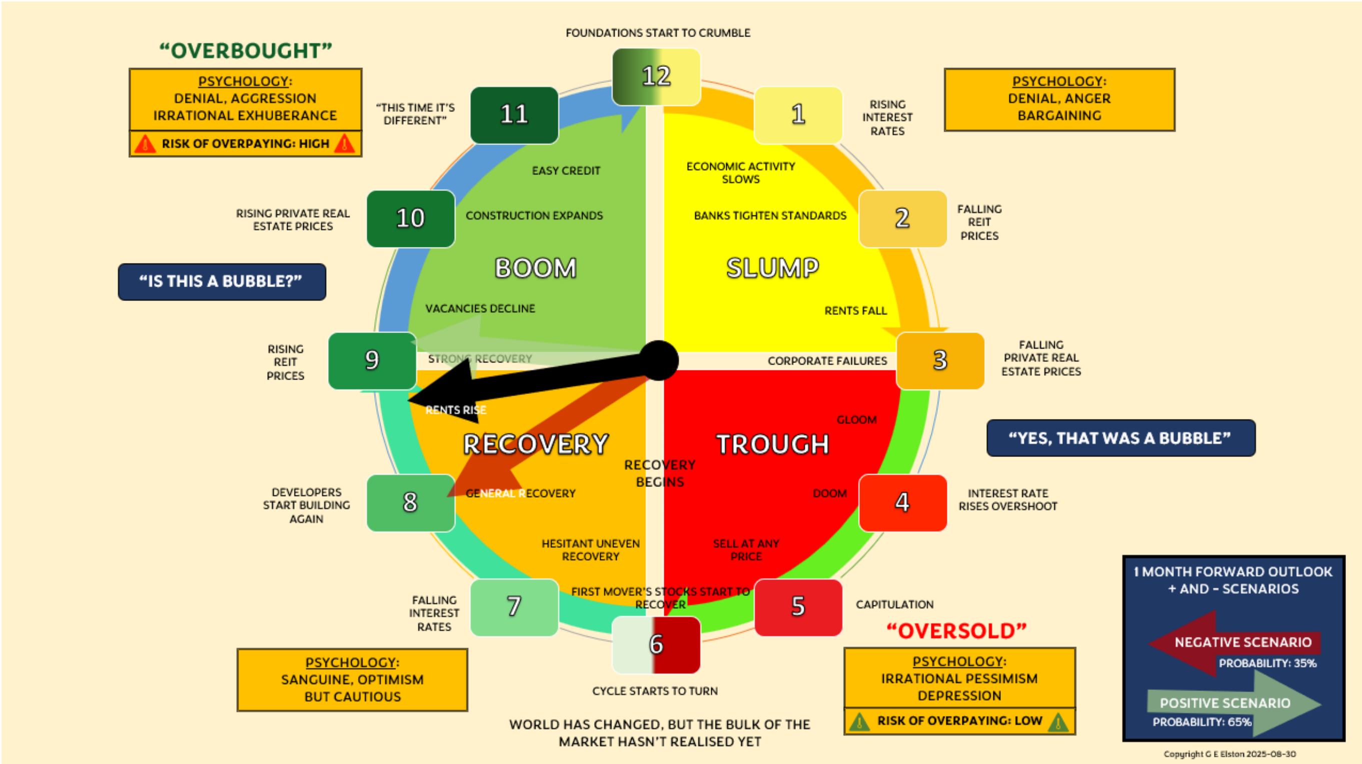
The Primacy of Monetary Policy:
The actions and communications of the South African Reserve Bank will remain the single most important macro driver for the sector in the short to medium term. The market has now priced in a more dovish interest rate outlook. Any unexpected hawkish shift in tone, perhaps driven by a sudden inflation shock or global volatility, would pose the most significant risk to the sector's current valuations. Conversely, any further-than-expected easing could provide additional upside.

Active Management is Crucial:
The era of passive, index-tracking investment in SA property yielding easy returns may be over. The "Great Bifurcation" in the office market, the polarisation of the retail sector, and the clear outperformance of industrial and logistics assets underscore that the market is not monolithic. Averages are becoming less meaningful. Successful investment in this environment will require rigorous, active management focused on identifying companies with high-quality, well-located assets in resilient sub-sectors. A deep understanding of portfolio composition is more critical than ever.

Balance Sheet Strength as a Differentiator:
In an environment of lingering economic uncertainty, the strength of a company's balance sheet will be a key differentiator. Companies with strong balance sheets, characterised by low LTVs, well-staggered debt maturity profiles, and demonstrated access to capital markets at favorable rates, will command a premium. As evidenced by Vukile's successful bond issuance, the market is willing to reward financial prudence. These companies are not only better positioned to weather any potential economic downturns but are also best placed to capitalise on any attractive acquisition opportunities that may arise from more distressed players.

Taking all that into account let’s look at the events of the listed property space in August.

South African Property – Recovery is Solid, SARB Caution and Inflation Heralds a Slight Slowing



South African Listed Property Total Return Performance 2025 YTD

Company	2025
Delta	36.84%
Sirius	35.22%
Assura	34.98%
Putprop	32.06%
Afine	26.04%
Supermarket Income REIT plc	24.23%
Vukile	23.88%
Fairvest B	19.11%
Growthpoint	19.04%
Resilient	19.01%
Equites	17.92%
Redefine	16.35%
Castleview	16.34%
Fortress	15.72%
Exemplar	14.58%
Emira	14.56%

Company	2025
Shaftesbury Capital plc	14.22%
J803 All Property Index	13.12%
Acsion	12.52%
Schroder European REIT plc	12.25%
Spear	11.56%
Dipula	11.12%
NEPI Rockcastle NV	10.50%
SA Corporate	10.25%
Collins	8.64%
Balwin	8.00%
Lighthouse	7.34%
Attacq	7.27%
Primary Health Properties plc	6.63%
Hammerson plc	6.35%
Safari	6.07%
Fairvest A	5.47%

Company	2025
Stor-Age Property	4.57%
Hyprop	3.50%
Octodec	3.21%
Visual	0.00%
Deutsche Konsum REIT-AG	0.00%
Globe Trade Centre SA	0.00%
Heriot	0.00%
Newpark	0.00%
Burstone	-3.22%
Oasis	-3.41%
Accelerate	-7.49%
Texton	-8.24%
MAS plc	-9.87%
aREIT Prop Ltd	Suspended

Source: JSE

Accelerate Property Fund Ltd (APF) August -4.44%

Accelerate released its annual results for 2025, and the results reflect another difficult year, dominated by impairments on related party debt, continued challenges at Fourways Mall, and the absence of distributable income. While management progressed disposals, improved vacancies, and secured refinancing, the balance sheet remains stretched, with NAV per share almost halving and distributable earnings firmly in negative territory.

Rental income declined 5.7% to R824 million (FY2024: R874m) as disposals reduced the base, and reversions at Fourways Mall dragged rental levels lower. Like-for-like net property income fell 8.3% to R495 million.

Vacancies improved to 19.4% (FY2024: 21.1%), with Fourways Mall reducing from 19.0% to 13.7%, helped by strategic leasing. Weighted average rentals dropped to R184.70 m² (FY2024: R207.80 m²), reflecting the weaker re-letting dynamics.

Collections remained robust at 98.9%, providing some stability to cash flows.

Financial Performance

	FY2025	FY2024	Change
Rental income	R824 m	R874 m	-5.7%
Net property income	R495 m	R540 m	-8.3%
Fair value adjustments	-R319 m	-R396 m	FV Loss Narrowed
ECL / impairments	-R1.05 bn	-R269 m	Extreme deepening
(Loss)/Profit after tax	-R1.27 bn	-R625 m	Extreme deepening
SA REIT FFO per share	-3.97c	-0.72c	Extreme deepening
NAV per share	R2.03	R3.65	-44%
LTV	48.3%	50.3%	-2%

The largest hit was a R970.7 million impairment of related party debt after the 2024 settlement agreement lapsed. This pushed group losses beyond R1.2bn and undermined equity value.

Disposals of R694 million were concluded in FY2025, with a further R688 million contracted post year-end. These reduced SA REIT LTV from 50.3% to 48.3%.

Finance costs fell 42% to R272 million, driven by lower debt levels, while the weighted average funding cost improved to 10.89%. However, the interest cover ratio weakened to 1.2x (FY2024: 1.7x).

All debt facilities were refinanced to March 2027, conditional on milestones including a R100m rights offer, which was successfully completed in July 2025.

Capex rose to R110.4 million (FY2024: R38.2 million), mainly for upgrades and reconfigurations at Fourways Mall to support leasing.

Post Year-End Events included additional disposals of R62.4 million completed in May 2025, a R100 million rights issue was concluded in July 2025, providing short-term balance sheet relief, and the JSE has granted Accelerate an extension for the issuing of the circular for the Portside transaction until 15 October 2025.

Accelerate remains in repair mode. Progress has been made on reducing vacancies and refinancing debt, but recurring cash flows remain under strain. Related party debt impairments, weak rentals, and high gearing weigh heavily on NAV and FFO. With no dividend declared again, management's near-term priority is continued asset disposals, deleveraging, and stabilising Fourways Mall.

The month saw Accelerate continue its disposal programme, agreeing to dispose of The Buzz Shopping Centre and Waterford Centre (both in Fourways, Gauteng) to a consortium of purchasers (Dorpstraat Capital Growth Fund (Pty) Ltd and Property House Group Investments (Pty) Ltd) for a total consideration of R215 million (ex VAT). With R150 million attributable to The Buzz, and R65 million to Waterford.

The structure is R200 million cash payable on transfer, with R5 million payable upon receipt of approved building plans for Waterford and R10 million payable upon rezoning approval of an erf at The Buzz. The transaction is subject to Competition Authority approval.

Property Details

Property	Location	Sector	GLA (m²)	WA Gross Rental (R/m²)	Directors' Valuation (R)	NOI (FY25)
The Buzz	Fourways	Retail	14 148	176	150 m	R20.8 m
Waterford	Fourways	Retail	6 869	153	65 m	R7.9 m

Combined disposal yield: 9.5% (based on one-year forward net income from 1 Apr 2025, post Pick n Pay exit at The Buzz).

Proceeds will be applied to debt reduction, consistent with Accelerate's portfolio repositioning and restructuring programme.

Accelerate continues to deliver on its strategic deleveraging and restructuring. While disposal yields are attractive, the exit of Pick n Pay at The Buzz has been priced into the transaction. Proceeds will strengthen the balance sheet through debt reduction, aligning with management's broader portfolio optimisation objectives.

The board also announced that following the resignation of Mr Derick van der Merwe as a director of Accelerate and all relevant board committees with effect from 10 July2025,following Mr van der Merwe's departure the board made certain changes, including:

- Appointing Mr James Day as a member of the nominations committee, and Chairman of the Investment Committee.
- The company combined the Remuneration Committee and Nominations Committee into The Remuneration and Nominations Committee. Mr Mawela and Mr Templeton will continue as the chairs of the new combined committee for their respective remuneration and nominations sections. Dr Madikizela, currently a member of the Nominations Committee, will continue as a member of the new committee, and Mr Day has stepped down from the Nominations Committee as the new combined committee only requires three members.
- Mr Donnovan Pydigadu was appointed as an independent non-executive director, Lead Independent Director, Chairman of the Audit and Risk Committee and member of the Investment committee with effect from 1 September 2025.

aREIT Prop Ltd (APO) Suspended

Suspended aREIT had further bad news in August, with the resignation of their auditors, PKF Pretoria. PKF cited concerns regarding aREIT's lack of sufficient adequate resources to be able to release the financial statements timeously and in accordance with the JSE Listings Requirements.

Collins Property Group Ltd (CPP) August -6.98%

Collins Group is acquiring a portfolio of eight DIY retail properties in the Netherlands from Budé Beheer BV for a consideration of approximately €31.5 million.

The rationale is to increase its European footprint, achieving currency and market diversification into a stable, developed economy. This aligns with its strategy of acquiring single-tenanted commercial properties with long-dated, triple-net leases that provide inflation-linked, foreign currency earnings.

The acquisition is conditional on the sale of the seller's retail operations to a new tenant who will occupy the properties.

Company	Location	Sector	Purchase Consideration (EUR)	GLA	W Average (€/m2)
Gamma Brunssum	Brunssum	Retail	5 151 000	4 805	75.0
Gamma Kerkrade	Kerkrade	Retail	4 054 000	4 439	70.5
Gamma Maastricht Belvédère	Maastricht	Retail	4 206 000	4 060	78.7
Gamma Maastricht Oost	Maastricht	Retail	4 186 000	3 935	80.9
Gamma Meerssen	Meerssen	Retail	3 097 000	3 165	83.2
Karwei Zuid Maastricht	Gronsveld	Retail	4 422 000	4 242	79.2
Karwei Elsloo-Stein	Elsloo-Stein	Retail	3 554 000	3 424	78.9
Karwei Landgraaf	Landgraaf	Retail	2 830 000	2 544	84.5
TOTAL			31 500 000	30 614	

Delta Property Fund Ltd (DLT) August 4.00%

Delta has agreed to dispose of their Parkmore office property (142-144 Fourth Street, Sandton) to Afrocentric Intellectual Property (Pty) Ltd for R19.0 million in cash as a continuing part of Delta's portfolio optimisation, offloading non-core assets. The company stated that proceeds will be used to reduce debt.

R1.9m deposit already paid; R17.1 million balance secured by guarantees due on transfer (expected 31 Jan 2026).

Property metrics (FY2025)

GLA:	2 812 m²
WA rental:	R47.02/m²
NOI:	R252 325
Vacancy:	57%
Valuation:	R18.1 million (Real Insight Valuations, independent).

Delta also confirmed the completion of two previously announced disposals, namely Du Toitspan in Kimberley, and Pine Parkade transferred to Bemath Poverty Alleviation Trust. Proceeds from both transactions were applied directly to settle debt linked to the respective assets.

Delta continues to execute on its deleveraging and portfolio optimisation strategy through selective disposals. Parkmore represents the offload of another non-core office asset at a modest premium to book value, while the successful transfers of Du Toitspan and Pine Parkade further reduce debt exposure. With high vacancies and low NOI, consistent with management's stated focus on strengthening the balance sheet.

As regards Delta's Chair, the company advised that Ms Phumzile Langeni would no longer retire from the Board on 15 August 2025 but will instead only retire once the board had identified and appointed a successor. The recruitment process is ongoing.

Dipula Properties Ltd (DIB) August -0.88%

Dipula Properties provided a pre-close update for its FY ending 31 August. The company announced approximately R693 million in acquisitions, signaling an active period of capital recycling. The REIT is reinforcing its strategic focus on township and convenience retail with the R478 million purchase of Protea Gardens Mall in Soweto. This asset is anchored by national tenants such as Shoprite, Boxer, and Cashbuild, which occupy over 70% of the space. This core strategy is supported by smaller retail acquisitions adjacent to existing centres in Gezina and Klerksdorp. In tandem, the fund has agreed to R165 million in disposals, of which R115 million had been transferred as of the update.

Operationally, the fund's portfolio performance is mixed. The core retail portfolio is performing well, with vacancies declining from 6% to 5% and year-on-year trading density growing by 7% as of June 2025. The industrial portfolio also shows improvement, with tenant retention increasing significantly from 55% to 75% while vacancies hold steady at 4%. However, the office portfolio continues to show weakness. Office vacancies have increased from 19% to 21%, and tenant retention in the sector has declined from 88% to 82%. Overall portfolio vacancy remains stable at 7%, with modest positive rental reversions of 1.2% year-to-date.

Dipula is also expanding its industrial holdings with the acquisition of a 16 000m² new distribution centre and the 6 964m² Airborne Industrial Park. The company's pre-close data confirms a 10-year lease for the new distribution centre but reports an average lease period of only 1.4 years for Airborne Industrial Park.

From a financial standpoint, key balance sheet metrics have softened slightly, with LTV increasing to 36.4% and the interest coverage ratio decreasing to 2.7 times. Dipula has increased its interest rate hedging to cover 69% of its debt, up from 62%. Management reaffirmed its full-year distribution growth guidance of 4% to 6%.

Details for the August acquisitions are:

Protea Gardens Mall
Purchase consideration: R478 100 000 (cash on transfer).
Location and scale: Soweto, 24 141 m² GLA.
Anchors and occupancy: Shoprite, Boxer, Cashbuild and national fashion retailers; >70% national tenant occupancy.
Weighted average basic rental: R189.84 per m².
Transfer assumed in November 2025 for forecasting purposes.

<u>Management Forecasts</u>:
- Assumptions: Transfer in Nov 2025; debt funded at 40% LTV; 82% of rental income contracted; no fair-value adjustment; no auditor review of the Forecast.
- 9 months to 31 Aug 2026: rental & recoveries R63.27m; NPI R38.82m; finance costs R12.19m; distributable profit R26.63m.
- 12 months to 31 Aug 2027: rental & recoveries R90.84m; NPI R56.17m; finance costs R16.26m; distributable profit R39.92m.

- **Airborne Industrial Park**: R63.0 million; GLA 6 964 m²; NOI R7.57 million; initial yield 12.02%; WALE 1.4 years.
- **Abland DC** (industrial/logistics): R134.4 million; GLA 16 086 m²; NOI R13.10 million; initial yield 9.75%; WALE 10.0 years.
- **Woolworths Gezina** (retail): R16.2 million; GLA 4 630 m² (will be integrated into Gezina Galleries); NOI R2.04 million; initial yield 12.58%; WALE 1.3 years.
- **Tower Mall Land** (Jouberton): R2.0 million; GLA 7 000 m².

Emira Property Fund Ltd (EMI) August -2.56%

Emira announced that a subsidiary of IG EMI Holdings (Pty) Ltd has acquired a further beneficial interest in Emira, such that the total interest held has increased to 60.12% of the company.

Equites Property Fund Ltd (EQU) August 4.26%

Equites provided a pre-close statement, demonstrating steady performance and underscoring strong leasing traction in South Africa and good progress on UK disposals.

The group invested R420 million during the first half of FY26, split across developments and acquisitions, while recycling capital through R675 million of asset disposals at book value. Leasing momentum remained firm, with six transactions (four renewals and two new tenants) covering 65 000m² GLA. Average reversion was 10% on average, and new-build rentals above R90/m² were secured, signalling continued demand.

In South Africa, the pipeline remains robust at more than 268 000m² (R3 billion), with speculative projects launched at Jet Park and Lords View to meet demand. Riverfields Spec has been successfully let from October 2025, while Meadowview Site 5 is close to conclusion. Management expects development spend to normalise at around R1 billion in FY26, down from prior peaks. Portfolio fundamentals are strong, with negligible vacancies and only 3.3% of GLA expiring in FY26 (1.9% in FY27), much of which is already subject to proactive renewal discussions.

The UK business continues to be reshaped through disposals. DPD Burgess Hill was sold for £17.65 million at a 5% yield, with proceeds applied to HSBC debt repayment. Progress on the Aviva portfolio disposal remains on track, with all offers above book value and completion targeted in H2 2026. Smaller disposals through the ENGL platform have generated £1.5m inflows, with a further £25 million expected from Newport Pagnell in November 2025 and £4.4 million in September 2026 from JD.com Coton Park.

Balance sheet flexibility is improving. LTV sits at 37% and should fall by approximately 15.4% once UK disposals complete in H2 2026. Equites repurchased 9.4 million shares for R130 million at an average price of R13.82, while maintaining R3 billion in liquidity and covering all near-term maturities. Debt costs remain elevated at 8.2% but are 95% hedged.

On ESG, solar generation capacity has been lifted to 27MW, with six further projects underway. The group approved its first wastewater treatment plant, with broader rollout planned, while 48% of the portfolio is now Green Star rated.

Equites reaffirmed FY26 DPS guidance of 5-7% (140-143cps), noting the eventual outcome will hinge on UK disposal timing, GBP repatriation, and the successful letting of speculative builds.

Key Highlights

Metric	H1 FY26 Update
Investments	R420 million (developments + acquisitions)
Disposals	R675 million (book value, incl. DPD Burgess Hill £17.65m @ 5% yield)
Leasing	6 deals, 65 000m² GLA, avg. reversion ~10%
Pipeline (SA)	268 000m² / c.R3 billion; speculative builds at Jet Park and Lords View
Vacancies	Negligible; only 3.3% GLA expiry in FY26
UK Disposals	Aviva portfolio (>book), £25m Newport Pagnell (Nov 2025), £4.4m JD.com (Sep 2026)
LTV	37.9% (expected to fall to 24.3 in FY 2026)
Liquidity	R3 billion available
Debt Cost	8.2%, 95% hedged
Buybacks	9.4 million shares for R130 million (average R13.82)
ESG	Solar 27MW (+6 projects), first wastewater plant approved, 48% Green Star rated
FY26 Guidance	140–143cps (+5–7%)

Equites (through its Isle of Man based subsidiary, Equites International) has concluded a sale agreement for the disposal of the last-mile logistics facility known as Unit 1, The Hub, situated in Burgess Hill, United Kingdom for a consideration of £17.6 million (R422 million).

As previously reported the Equites board resolved to explore the disposal of the Equites UK portfolio, which comprised of seven assets at the time. Equites believed that the majority of these assets had already benefited from underlying market rental growth in the post-pandemic period, and as such was well positioned to generate a sale premium.

This disposal proceeds will be applied to settle the associated HSBC debt.

The Property is leased to DPD Group UK Ltd on a 25-year lease which expires on 19 March 2044. The Property is being sold at an initial net initial yield of c.5.0% which is in line with its book value at 28 February 2025. The transaction was settled in cash on 19 August 2025, on which date the asset was transferred to the buyer.

Equites also announced the return of Ms Cindy Hess Robertson to the board as an independent non-executive director with effect from 1 September 2025. She was previously an independent non-executive director of Equites from October 2021 until July 2022 when she stepped down in order to pursue a full-time executive management role with The Foshini Group Limited, which she held until September 2023. She has been appointed as a member of the Audit Committee, following which the Audit Committee will comprise the following members:

Fulvio Tonelli (chairperson)	Mustaq Brey	Keabetswe Ntuli
Doug Murray	Cindy Hess Robertson	

Fairvest Ltd (FTA and FTB) August FTA1.41% FTB -1.98%

Fairvest undertook an accelerated bookbuild, initially for R400 million, which was subsequently increased to the maximum authorised amount of R970 million. R976 million was raised, and Fairvest will issue 180 872 707 new B shares at a price of 540 cents per share, which is a 2.28% discount to the 30-day volume weighted average price (VWAP) per Fairvest B share of 553 cents per share. The book was reportedly oversubscribed at this level.

During the month Fairvest received notification from Sanlam Investment Management of the disposal by Sanlam of Fairvest A shares, such that Sanlam now holds 8.82% of Fairvest's total A shares in issue. Coronation Asset Management upped its FTA holdings and now holds 50.28% of Fairvest's total A shares in issue.

Fortress Real Estate Investments Ltd (FFB) August 6.33%

On Friday, 5 September 2025 Fortress will release its annual results, the company will hold a live webcast at 09:00, South Africa time. Registration to attend the virtual presentation is: Here

Growthpoint Properties Ltd (GRT) August 1.12%

GRT announced that Estienne de Klerk will become Group CEO from 1 July 2026, succeeding Norbert Sasse, who will remain Global CEO until 30 June 2026 and then stay in an executive role until year-end to ensure a smooth transition. Estienne, currently CEO of Growthpoint South Africa, is a CA(SA) and Harvard AMP graduate with 30 years' banking and listed property experience, and extensive leadership in industry bodies.

Mr José Snyders will be appointed Group CFO from 1 January 2026, joining from Liberty Two Degrees where he is CEO. A CA(SA) with over 22 years' experience across financial services, investment banking and listed real estate, he succeeds Gerald Völkel, who will remain Group FD until 31 March 2026 to complete the FY26 interim results and facilitate the handover.

During the month Growthpoint successfully placed all of its NewRiver REIT shares (67.4 million ordinary shares), which it acquired as part consideration for selling its stake in Capital & Regional plc, at a price of 75 pence per share, raising gross sale proceeds of £50.5 million:

- 47.7m NewRiver shares were acquired by NewRiver in terms of a share buyback by the company; and
- The remaining 19.7m NewRiver shares were placed in the market by means of an Accelerated Book Build program.

The cash proceeds from the placement will be utilised by Growthpoint to strengthen its current balance sheet position and/or pursue select investment opportunities in line with its communicated strategy.

Growthpoint also announced a new renewable power initiative, and from October the company will become the first Sandton landlord to wheel renewable electricity to tenants, sourced from a 195 GWh power purchase agreement with Etana Energy.

The key innovation is a partnership with tech firm Fuel Switch. Their system uses blockchain to automatically convert every megawatt-hour (MWh) of wheeled power consumed into a verifiable Renewable Energy Certificate (REC).

Tenants receive these RECs in a secure digital wallet. They can then either use the certificates to offset their own carbon emissions for ESG reporting or sell them on global markets to generate revenue.

Strategically, this offers Growthpoint a competitive advantage in a high-vacancy office market. It provides tenants with cost-competitive, zero-carbon energy while addressing their ESG compliance needs and offering a potential new income stream.

Lighthouse Properties plc (LTE) August 1.72%

Lighthouse released its interim results for the six months ended June 2025. The results show a company in strategic transition. The pivot to direct property in Iberia is delivering top-line growth, but it has come at the cost of a significantly more leveraged balance sheet (although the 35% LTV ratio is not at a level that causes any concern).

Lighthouse invests in dominant Western European shopping centres. The company's interim results for H1 2025 reflect a strategic shift following the disposal of its investment in Hammerson during 2024, redeploying capital into an expanded Iberian portfolio. The portfolio saw vacancies of 2.7%, up from 2.0% in December, and down from 3.2% in June 2024.

Financial Highlights

	H1 2025	H1 2024	Change
Total Revenue	69 541 309	49 067 997	41.72%
Distributable Earnings per Share	1.31220 € cents	1.21660 € cents	7.9%
Interim Dividend per Share	1.31220 € cents	1.21660 € cents	7.9%
NAV per Share	€0.4263	€0.4146	2.8%
LTV Ratio	35.00%	21.10%	13.9%
Property Portfolio Value (€)	1 389 831 031	842 302 310	65%

The interim distribution declared was 1.31220 EUR cents per share, a 7.9% increase from the prior comparable period. This growth was driven by the Iberian portfolio expansion, which offset the negative impact of refinancing debt at one of its properties.

The most significant change is the LTV ratio, which has increased sharply from 21.1% to 35.0% over the year. This indicates a fundamental shift in capital structure towards higher leverage to fund acquisitions. Net asset value per share saw a marginal increase of 2.8% to 42.63 EUR cents.

Management expects acquisition growth to slow due to increased competition for premium assets. However, they anticipate that the existing Iberian portfolio is well-positioned for continued growth in income. The board has confirmed its full-year 2025 distribution guidance of approximately 2.70 euro cents per share.

MAS plc (MSP) August -7.69%

On the 4th of August, PK Investments Limited (PKI) formally launched its conditional voluntary bid for all MAS shares not already held by PKI. A circular was distributed to MAS shareholders outlining terms, mechanics, and conditions. The offer gave shareholders the choice between:

Offer structure:

- Cash consideration of €1.39 per MAS share (about R27.40 at the time).

and

- Consideration Instruments (CIs) tradable listed instruments issued by PKI, structured to track the value of MAS shares but with added governance protections. These were designed to give investors a liquid alternative while aligning with PKI's longer-term strategy.

PKI argued that MAS needed a more stable and aligned shareholder base, stronger governance, and better capital allocation. The CIs were marketed as a way to achieve this alignment while still offering an exit for cash-seeking holders.

The offer was conditional on reaching certain regulatory and shareholder acceptance thresholds, though PKI structured it to avoid triggering a mandatory offer under Maltese law (hence "voluntary bid").

On the 15th of August MAS advised that the results of PKI's voluntary bid were that acceptances saw a total of 100 594 974 MAS Shares (82 142 041 in exchange for the cash consideration and 18 452 933 in exchange for the listed consideration instruments. This comprises 14.38% of MAS' issued share capital excluding treasury shares).

Following settlement, PKI will hold 254 093 543 MAS shares (36.32% of the issued share capital of MAS, excluding treasury shares); and PKI, together with concert parties, will jointly hold 49.4% of the issued share capital of MAS.

Following the PKI acquisition, MAS' weighting in the following indices has changed to an investability weighting from 65.6822% to 50.6%. It will remain in all the indices.

FTSE/JSE All Share Index (J203)
FTSE/JSE SA Listed Property Index (J253)
FTSE/JSE Capped Property Index (J254)
FTSE/JSE All Property Index (J803)

At the highly anticipated EGM held on 27 August 2025, shareholders rejected almost all resolutions put forward, with the exception of Ordinary Resolution 11, which confirmed the appointment of Bogdan Oslobeanu as a director.

- The attempts to remove directors Mihail Vasilescu and Dan Pascariu were voted down, with 63% of votes cast against removal.
- The proposed appointments of Darryl Mayers, Jamie Lyon, and Taco de Groot were all voted down by wide margins (61.8%–67.7% against).
- The proposed appointments of Des de Beer, Robert Emslie, Sundeep Naran, and Stephen Delport were formally withdrawn prior to the vote.
- The advisory resolution to form a board committee to improve disclosure and shareholder engagement also failed (62.92% against).

Turnout was strong, with 84.14% of eligible shares represented. The outcome leaves the MAS board largely unchanged, except for Mr Oslobeanu's confirmation, despite strong institutional pressure for broader governance reform. The board noted it will continue to seek suitable independent non-executive candidates and engage with shareholders.

Following closely on the heels of the EGM, MAS released its annual results. At first glance, the latest annual results from MAS plc paint a picture of success. The company reported a powerful 27.7% increase in distributable earnings to 9.53 euro cents per share and a 12% rise in tangible net asset value to €1.86 per share. However, the real story lies beneath these headline numbers, revealing a sharp contrast between an exceptionally well-run operational business and a balance sheet facing a significant, unresolved risk.

Key Highlights:

	FY2025	FY2024	Change
Net Rental income	€71.103 m	€67.120 m	+5.93%
Income Property	€993.3 m	€973 m	2.09%
Occupancy	97.90%	97.50%	+0.4 bps
WACD	5.51%	5.52%	-0.01 pps
WA Debt Maturity	2.9 years	3.8 years	-23.68%
Distributable Earnings per share	9.53 € cents	7.46 € cents	+27.7%
TNAV per share	186.0 € cents	166.0 € cents	+12.0%
LTV	23.20%	26.30%	-3.1 pps

The source of the strong earnings is clear, namely that MAS's Central and Eastern European (CEE) retail portfolio is firing on all cylinders. On a like-for-like basis, the company's directly-owned assets saw tenants' sales grow by 6% and net rental income increase by 6.6%. Occupancy is a high 97.9% , and rent collection is near-perfect at 99.9%.

Performance within its Development Joint Venture (DJV) with Prime Kapital is even more impressive. The DJV's retail assets delivered a 15% like-for-like growth in tenants' sales. The venture's new super-regional Mall Moldova, which opened in Romania in April 2025 with over 94% occupancy, is already proving to be a major success. This operational excellence shows a company with a clear, effective strategy in its chosen market.

The problem is that this operational strength is overshadowed by a major balance sheet challenge. MAS faces a €173 million bond maturity in May 2026 and, despite taking steps to build a cash reserve, it projects a €50 million liquidity shortfall to meet this and other commitments by June 2026.

Of concern, is that both Moody's and Fitch have the company on negative watch, with Moody's placing ratings under review for downgrade in July 2025. The weighted average debt maturity of only 2.9 years creates refinancing risk, particularly given the credit rating pressures.

This funding gap has once again forced management to keep dividends suspended, a measure first implemented in August 2023. The company's entire strategy to resolve this issue now hinges on receiving a special distribution from the DJV. While the DJV is assessing its ability to provide this support, no firm commitment has been made, leaving the solution uncertain.

This reliance creates a complicated dynamic, especially as PKI, recently became MAS's largest shareholder with a 36.32% stake (and 49.4% with concert parties). This introduces significant governance questions around the negotiations for a financial distribution that is now critical to MAS's stability.

The situation has left investors in limbo. With the dividend still suspended and no earnings guidance provided for the 2026 financial year, the outlook is clouded by the unresolved funding gap. Until there is absolute clarity on the DJV distribution, the market is left to weigh the company's undeniable operational quality against its other risks.

NEPI Rockcastle NV (NRP) August 5.23%

NEPI Rockcastle reported a set of solid, if unexciting results. Growth in distributable earnings is positive but modest, while the balance sheet remains the main point of attraction.

NEPI Rockcastle's performance in the first half of 2025 was driven by acquisitions completed in 2024 and organic portfolio growth, leading to a 12.1% increase in Net Operating Income (NOI) to €307 million. On a like-for-like basis, NOI growth was a more modest 4.4%.

Key Highlights:

	H1 2025	H1 2024	% Change
Net Operating Income	€306.7m	€273.7m	12.1%
Distributable Earnings per Share (DEPS)	31.05 € cents	30.12 € cents	3.1%
Interim Dividend per Share	27.95 € cents	27.11 € cents	3.1%
EPRA NRV per Share	€7.58	€7.23	4.8%
LTV Ratio	32.10%	32.40%	-0.3%
Property Portfolio Value	€8.07bn	€7.96 bn	1.4%

Distributable Earnings Per Share (DEPS) saw a slight increase of 3.1% to 31.05 euro cents. Consequently, the Board has declared an interim dividend of 27.95 euro cents per share, reflecting a 90% payout ratio.

The LTV remains conservative at 32.1%, comfortably below the company's 35% strategic ceiling. Liquidity is strong, with €1.1 billion in cash and undrawn credit facilities. This financial position underpins the company's investment-grade credit ratings and a recent outlook upgrade to "positive" from S&P.

Tenant sales grew by 3.9% and the average basket size increased by 9.7%, while footfall remained stable. The EPRA occupancy rate is high at 98.2% , and rent collection was over 99%.

The investment property portfolio value surpassed €8 billion for the first time, aided by a €108 million fair value gain. The company is advancing its development pipeline, including significant investments in photovoltaic plants, though some project timelines have been delayed by slower permitting processes.

Management has revised its full-year guidance upwards, now expecting DEPS for 2025 to be 2.5-3% higher than in 2024.

As reported previously, CEO Rüdiger Dany will conclude his mandate on 31 March 2026. The board has initiated a search for his successor.

In short, the company is demonstrating steady operational performance and financial prudence. The low LTV provides a defensive quality, but the growth profile appears moderate. The upcoming CEO transition will be a key event to monitor.

Octodec Investments Ltd (OCT) August 6.49%

In a pre-close update Octodec has upgraded its full-year distribution growth guidance for the year ending 31 August 2025 to a range of 3.0% to 6.0%, revised from the previous 2.0% to 4.0%. The upgrade is attributed to the positive impact of lower interest rates and a temporary boost to rental income from the delayed departure of two large tenants.

Vacancies have decreased across all property sectors compared to the prior year.

Residential:	7.9%	vs FY24: 9.2%
Offices:	21.1%	vs FY24: 24.3%
Retail Street:	12.1%	vs FY24: 14.0%
Retail Centres:	7.0%	vs FY24: 10.1%
Industrial:	6.9%	vs FY24: 10.0%

The reduction in office vacancies was mainly due to a property sale and the conversion of office space to the Yethu City co-living offering. Residential vacancies improved following marketing campaigns, though tenant affordability remains a constraint. The convenience retail portfolio was almost fully let at 0.2% vacancy, while Killarney Mall (held for sale) recorded a vacancy of 18.5%.

15 properties were sold for R130 million, with proceeds used for debt reduction and investment in core assets. The disposal of Killarney Mall is still in progress. Significant challenges persist, including severe service delivery failures in the Johannesburg CBD, the impact of the unrepaired Lilian Ngoyi Street (an insurance claim for loss of income is in progress, with R4.0 million received to date), and the confirmed upcoming vacancies of two large tenants, with the City of Tshwane Metropolitan Municipality vacating 12 086m² at Capitol Towers North, with the handover expected in October 2025. In the industrial portfolio, a tenant occupying 6 873m² at the Talkar property exited at the end of August 2025. Lease agreements with the Department of Public Works remain on a monthly tenancy basis while renewal negotiations are underway.

The company refinanced R1.1 billion in debt at improved margins, reduced total borrowings to R4.3 billion, and increased its interest rate hedging target. A further R650 million facility maturing on 31 August 2025 has also been refinanced. Borrowings were reduced to R4.3 billion from R4.4 billion at year-end. The LTV ratio is expected to remain below 40%, with a long-term strategic target of 35%.

The interest rate hedge position was 67.4% on 31 July 2025. Octodec has revised its strategy to increase this to between 70% and 80%.

The weighted average cost of debt improved to 9.2% at the end of July 2025, compared to 9.5% on 31 August 2024, due to improved margins on the facilities refinanced and the reduction in the interest rate.

Octodec announced that it had appointed Mr Sanjay Ravjee Bhikha and Mr Robin Lockhart-Ross as independent non-executive directors with effect from 1 September 2025.

Sanjay (CA(SA), B.Comm, B Compt Hons) has more than 20 years' experience in private equity. He is an experienced non-executive director, having served on several boards and board committees of unlisted companies. He is currently a non-executive director of General Insurance Company Re SA Limited, Pan African Capital Holdings Proprietary Limited, Lemon Trees Toilet Hire Proprietary Limited, Helikaon Investments Proprietary Limited and Agr Finance Facility Proprietary Limited.

Robin (CA(SA), BComm Hons., MAcc (Tax)) serves as an independent non-executive director and chairman of Trematon Capital Investments Limited and as an independent non-executive director of Heriot REIT Limited. Robin was appointed to the board of Fortress Real Estate Investments on 2 July 2018 and served as the independent non-executive chairman from 1 July 2020 until 30 June 2025. Prior to his retirement in June 2018 after 19 years at Nedbank Limited, he held the position of managing executive of Nedbank CIB Commercial Property Finance from November 2014.

Mr Bhikha will be appointed to the Audit, Ad Hoc independent Sub-Committee and Risk committees; and Mr Lockhart-Ross will be appointed to the Audi, Ad Hoc independent Sub-Committee, and Social, Ethics, Remuneration and Transformation Committees.

Putprop Ltd (PPR) August 14.54%

Putprop announced that it expects the financial results for the year ended 30 June 2025 to exceed the JSE's 20% increase reporting threshold, in that:

- Earnings per share is expected to be between 110.13 cents and 128.49 cents (an increase of between 19.9% and 39.9%) compared to the EPS of 91.82 cents for the year ended 30 June 2024; and
- Headline earnings per share is expected to be between 56.21 cents and 65.51 cents (an increase of between 20.8% and 40.8%) compared to the of 46.54 cents for the year ended 30 June 2024.

Putprop's financial results are expected to be released on or about 3 September 2025.

In addition, the board announced that Mr James E Smith will be retiring as an Executive Director and as Chief Financial Officer of Putprop with effect from 31 December 2025. The company has commenced the process to appoint a replacement CFO.

Redefine Properties Ltd (RDF) August 4.76%

Redefine gave a pre-close update that highlighted steady operational momentum with stronger retail trading, continued outperformance in industrial, and stabilising margins. Distributable income guidance has been lifted to 51.5 - 52.5 cents per share, while balance sheet metrics remain within target, with LTV at 40.8% and liquidity of R7.6 billion. Retail rental reversions have turned positive, industrial occupancy is near full, but the office sector continues to weigh with double-digit negative reversions.

In Poland, EPP retail remains resilient, logistics improved occupancy, and self-storage expansion is underway though still sub-scale. Management maintains focus on organic earnings growth, simplification of joint ventures, and disciplined capital management.

In South Africa, retail trading has firmed. Renewal reversions swung positive at +1.6% (FY24: +0.2%) and tenant retention climbed to 93.4%. Rent-to-turnover ratios remain low at 7.4%, giving management scope to lift rentals, while turnover growth was 4.1% despite weaker discretionary spend. Developments remain defensive, focused on refreshing existing centres.

SA office remains a drag, with negative reversions of -12.3% persist, though lease term has been extended through pre-emptive renewals. Vacancy edged down marginally to 12.7%. Management is offloading non-core assets but remains exposed to structural oversupply.

Industrial in SA remains the standout performer, with occupancy at 98.2% (up from 94.5%) with negligible vacancies in modern logistics stock. Reversions are broadly flat but tenant retention sits above 95%. Several brownfield and logistics developments are underway at 9% yields.

Poland remains resilient. EPP's retail operations saw occupancy at 99.3% and positive though modest reversions (+0.8%). Like-for-like turnover is +2% despite a 2% decline in footfall, reflecting ongoing pressure from e-commerce and retail park saturation. JV assets remain mixed, with sharper negative reversions at Galeria Młociny and Henderson Park office assets.

ELI logistics, saw occupancy improving sharply to 96.8% (from 90.7%), with rental growth of 7.1%. Complexity persists as the portfolio has been split between Redefine and Madison pending final shareholder agreement.

The expansion into self-storage continues, with €55m of developments in the pipeline. However, occupancy is only 72%, highlighting the execution risk of building ahead of proven demand.

Group net operating margin continues to strengthen, underpinned by disposals and cost control.

Reported see-through LTV is at 46.9% (standard LTV target is 38–41%), with improved headroom as SA asset values stabilise. Redefine has seen debt costs come down, and the ZAR cost of debt reduced to 9.0% (from FY 2024's 9.2%) and FX weighted average cost of debt decreased by 60 bps to 4.5%. Group weighted debt cost was down to 6.6% (from FY2024's 7.5%). Over 90.4% of debt is hedged. Liquidity is strong at R7.6bn in cash and facilities.

Management is positioning for steady organic earnings growth, supported by stronger retail fundamentals, industrial demand, and reduced balance-sheet risk. The office sector remains structurally challenged, while in Poland, simplification of JVs and the scalability of self-storage remain key swing factors.

During the month Redefine also hosted an investor property tour that showcased some of the company's retail, office and industrial properties in Johannesburg. A copy of the property tour presentation is available: Here

Resilient REIT Ltd (RES) August 2.27%

Resilient REIT released its interim results for the six months ended June 2025.

Resilient declared a dividend of 245.72 cents per share for 1H2025, reflecting 12.2% growth year-on-year. Headline earnings per share rose 17.8% to 226.23 cents, while basic EPS declined sharply to 177.30 cents, down from 387.89 cents in the prior period, reflecting the absence of one-off gains. NAV per share increased to R69.83 (IFRS) and R67.23 (SA REIT), with group LTV ticking up modestly to 37.8% (SA LTV is 44.3% and Europe 17.2%).

Key Highlights:

	1H2025	1H2024	% Change
Total Revenue (R'000)	1 928 477	1 780 587	8.3%
Basic EPS (cents)	177.30	387.89	–54.3%
Headline EPS (cents)	226.23	192.10	17.8%
Dividend per Share (cents)	245.72	218.97	12.2%
NAV per Share – IFRS (R)	69.83	66.52	5.0%
NAV per Share – SA REIT	67.38	63.53	6.1%
Loan-to-Value (LTV) (%)	37.8	37.0	0.8%
Property Expense Ratio (%)	37.5	38.2	–0.7%
Offshore Asset Exposure (%)	24.3	24.8	–0.5%

Total revenue grew by 8.3% to R1.93 billion. Notably, South African net property income rose 8.6% like-for-like, driven by resilient retail sales and disciplined cost control, including lower energy costs due to ongoing solar and storage rollouts. The euro dividend from Lighthouse rose 7.9%, further boosted by favourable forex hedges at R21.92 vs R20.67 in H1 2024.

Retail sales rose 5.2% despite load shedding and timing-related softness in June. Strategic vacancies linked to asset management activity (notably at Boardwalk Inkwazi, Galleria Mall, and Secunda Mall) weighed slightly on overall performance.

Leasing activity was robust: 287 lease renewals over 104 527m² were signed at 2.2% average rental uplift, and 79 new leases over 17 473m² were signed at 19.5% premiums. Aggregate lease reversions stood at +4.9%. Vacancy remains low at 2.3% across the 1.2 million m² SA portfolio.

In France, the four-centre portfolio (via 40% stake in RPI SAS) posted 3.8% sales growth and 12.0% NPI growth, with a vacancy of 6.4%. In Spain, Resilient's 50% stake in Salera saw an 8.5% sales increase and negligible vacancy at 0.4%.

While offshore assets accounted for 24.3% of property exposure (down slightly from 24.8%), Resilient opportunistically sold 39.2 million Lighthouse shares for R332 million to fund its development pipeline, lowering its stake to 27.6%.

A key differentiator remains the embedded energy strategy. An additional 5.6MWp solar capacity was installed, with 4.4MWp due by FY-end, taking the total to 86.5MWp (39.2% of total energy needs). Battery storage projects are live at Irene Village and The Grove (4MWh and 6MWh respectively), with installations underway at Diamond Pavilion and Boardwalk Inkwazi. Mahikeng Mall's BESS is approved.

This infrastructure reduces grid reliance and shields against tariff inflation, supporting operating margins and enhancing tenant sustainability.

A mid-year valuation of select assets (Arbour Crossing, Galleria Mall, Tzaneen Lifestyle Centre) yielded a 4.8% uplift (R126.5m). Property expense ratio improved slightly to 37.5%.

Despite a modest rise in LTV, interest expense benefits from the 125bps decline in local rates since Jan 2024. However, expiring in-the-money swaps in 2H2024 rebased upwards, partly offsetting interest savings in 1H2025. A further R1.5bn hedge expired in July 2025, with lower rates expected to soften the impact going forward.

Management remains confident in meeting FY2025 guidance of at least 8% distribution growth (475.47 cents per share vs 440.25 cents in FY2024). This is predicated on rate stability, no loadshedding, continued tenant resilience, and Lighthouse delivering on its own targets.

Dividend Payment Schedule:

Interim Dividend:	245.72000 cents per share

Event	Date
Last day to trade	Tuesday, 2 September 2025
Record date	Friday, 5 September 2025
Payment date	Monday, 8 September 2025

Resilient also announced that the PIC now holds 20.019% of Resilient's total issued ordinary shares.

Sirius Real Estate Ltd (SRE) August -4.16%

Sirius Real Estate has announced three strategic acquisitions in the UK and Germany, significantly expanding its portfolio and deploying recently raised capital. The deals are headlined by the £101.1 million acquisition of the Hartlebury Trading Estate in the UK.

The combined acquisitions in 2025 now total approximately €289.9 million, adding €20 million in net operating income (NOI) to the group. Management has confirmed that capital from its November 2023 and July 2024 equity raises, along with subsequent debt issuances, has now been fully allocated.

Hartlebury Trading Estate, is the most significant transaction, increasing the U.K. portfolio's size by 20% to 8.3 million sq ft and its gross asset value by approximately 20%.

- Acquisition Price: £101.1 million, reflecting an EPRA net initial yield (NIY) of 6.45%.
- Asset Profile: A 1.5 million ft^2 multi-let industrial park on a 171-acre freehold site in the Midlands.
- Financials: Currently generates £6.9 million in NOI from over 100 tenants, with a weighted average unexpired lease term (WAULT) of 4.1 years.
- Value-Add Potential: Acquired at 84% occupancy, with significant reversionary potential through letting vacant space. The very low site coverage of 19% and two development plots offer long-term asset management and development optionality.

Dresden Business Park, Germany, is an off-market acquisition that strengthens Sirius's presence in a key German technology hub.

- Acquisition Price: €23.4 million, reflecting an EPRA NIY of 9.13%.
- Asset Profile: A 21 158 m^2 light industrial park.
- Strategy: The property was acquired via a one-year sale and leaseback. Sirius will reposition the site into a multi-let business park after the vendor vacates, capitalizing on strong regional demand driven by major semiconductor investments.

Bedford Heights, UK, this deal aligns with the company's focus on assets with stable income and a connection to the defence sector.

- Acquisition Price: £16.13 million, reflecting an EPRA NIY of 9.52%.
- Asset Profile: A 238 000 ft^2 multi-let park comprising warehouse, leisure, studio, and office space.
- Financials: The asset is 96% occupied, generating £1.54 million in NOI with a WAULT of 6.05 years. Notably, 36% of the site is let to tenants in the defence sector.
- Value-Add Potential: With 67% of tenants facing lease events within two years, there are clear opportunities to capture rental reversion and implement asset management initiatives.

In a separate transaction, Sirius completed the disposal of a non-core asset in Huddersfield for £1.55 million, a 7% premium to its book value, with proceeds to be recycled into other opportunities.

Sirius also announced the results of its Results of Dividend Reinvestment Plan. Where shareholders on the United Kingdom share register holding 20.9 million shares (1.38% of Sirius' issued share capital), and who qualified to receive the cash dividend, elected to receive shares in terms of the DRIP, resulting in the purchase of 540 336 shares in the market at an average price of £0.993741 per share.

Shareholders on the South African share register holding 118.2 million shares (7.81% of Sirius' issued share capital) and who qualified to receive the cash dividend, elected to receive shares in terms of the DRIP, resulting in the purchase of 2 944 999 shares in the market at an average price of R24.84913 per share.

As the DRIP shares were purchased in the market, the company's total issued share capital remains 1 513 175 644 shares of no par value. The Company does not hold any shares in treasury.

Spear REIT Ltd (SEA) August -0.29%

Spear provided a pre-close update that showed that the company continues to deliver a strong operational performance in the first half of its FY2026, underpinned by stable occupancy, disciplined balance sheet management, and acquisitive growth that has meaningfully expanded its Western Cape portfolio.

Operational metrics were resilient, with distributable income per share (DIPS) tracked slightly above the mid-point of full-year guidance, with DPS implied at 34.93 cents on a 95% payout ratio. Portfolio occupancy stood at 94.9% across the company's 39 assets with a combined 487 317 m² GLA, with a weighted average lease expiry of 34 months. Rental reversions were marginally negative at –0.14%, though industrial achieved positive reversions (+1.80%) and retail showed strong growth (+13.17%), offset by weaker commercial (-7.52%). Escalations averaged 7.3%, while cash collections remained high at 98.5%.

Financial position remains robust. LTV is well below sector averages at 14.3% but will rise as investments are made with the capital on hand, while interest cover is healthy at 3.84x. Spear successfully raised R749m in equity in June, positioning the balance sheet for expansion, and maintains R400m liquidity. Tangible NAV per share was R11.74, down 3.6% after the equity raise.

Acquisitive growth was a key feature. Spear concluded three major acquisitions: Berg River Business Park (GLA 30 000m², yield 9.35%), Consani Industrial Park (81 000m², yield 9.7%), and Maynard Mall (26 000m², yield 9.6%). Together these added 137 000m² at a blended yield of 9.5%, expanding the portfolio to 42 assets valued at R6.65bn.

Sector performance highlighted industrial strength (occupancy 96.62%, NOI slightly down (-2.85%), while retail posted 12.29% like-for-like NOI growth driven by tenant expansion in convenience centres. Commercial showed weaker momentum with negative reversions, positive NOI growth at 7.05%, but letting activity was active with 16 726m² renewed or let year to date (July).

Sustainability remained central, with 15 solar installations already operational and 11 more under construction, expected to lift NOI by R6.9m annually.

Management reaffirmed FY2026 DIPS guidance of +4-6% versus FY2025, subject to no load shedding, tenant failures, or major disruptions in the Western Cape. With sub-30% LTV, ample liquidity, and embedded growth from acquisitions, Spear is positioned to sustain distribution growth while maintaining its Western Cape focus.

Vukile Property Fund Ltd (VKE) August 4.39%

During the month Vukile successfully issued R500 million in senior unsecured bonds across three and seven-year maturities, attracting bids exceeding R3 billion, more than six times the target. The three-year R214 million tranche priced at 102 bps and the seven-year R286 million tranche at 135 bps, both tighter than initial guidance. The weighted average margin of 121 bps improved on debt maturing in FY2026, lowering Vukile's overall cost of capital.

Management highlighted strong investor support, with 21 institutions participating, underscoring market confidence in Vukile's disciplined capital allocation, high-quality assets, and long-term strategy. Absa acted as sole lead arranger. The issuance extends Vukile's debt maturity profile and strengthens balance sheet flexibility.

In July 2025, GCR Ratings upgraded Vukile's national long-term issuer rating to AA+(ZA) and affirmed its short-term rating at A1+(ZA), noting the company's resilient property performance.

The company has now increased the maximum aggregate outstanding nominal amount of all of the notes that may be issued under its Domestic Medium Term Note Programme from R5 000 000 000 to R10 000 000 000, effective 27 August 2025

Vukile conducted an ESG roadshow during the month. The roadshow presentation is available: Here

Upcoming Dividends – Important Dates

Company	Type	Ex Div Date	Record Date	Pay Date	Amt Gross	Adjust.Net	Type
NEPI Rockcastle NV	Cash Dividend	11-Sep-25	12-Sep-25	09-Oct-25	0.279500 EUR	0.237575	Interim
Hammerson plc	Cash Dividend	04-Sep-25	05-Sep-25	16-Oct-25	0.079400 GBP	0.063520	Interim
Resilient REIT Ltd	Cash Dividend	04-Sep-25	05-Sep-25	08-Sep-25	2.457200 ZAR	2.457200	Interim
Lighthouse Properties plc	Cash Dividend	03-Sep-25	05-Sep-25	11-Sep-25	0.013122 EUR	0.010498	Interim

Source: Company Announcements

Recent, Upcoming Year End and Interim Periods

Company Name	Ticker	Year End Date	Interim Date	Next Report / Update
Accelerate Property Fund Ltd	APF	Mar-31	Sept-30	Pre-Close 2025-09-18 Interims 2025-11-28
Acsion Ltd	ACS	Feb-01	Aug-29	-
Afine Investments Ltd	ANI	Feb-01	Aug-29	-
aREIT Prop Limited	APO	Dec-31	Jun-30	Suspended
Assura plc	AHR	Mar-31	Sept-30	-
Attacq Ltd	ATT	Jun-30	Dec-30	Results 2025-09-16 Pre-Close 2025-11-26
Balwin Properties Ltd	BWN	Feb-28	Aug-28	-
Burstone Group Ltd	BTN	Mar-31	Sept-30	Pre-Close 2025-09-23 Interims 2025-11-19
Castleview Property Fund Ltd	CVW	Mar-31	Sept-30	-
Collins Property Group Ltd	CPP	Feb-01	Aug-29	-
Delta Property Fund Ltd	DLT	Feb-01	Aug-29	Interims 2025-11-25
Deutsche Konsum REIT-AG	DKR	Sept-30	Mar-30	-
Dipula Properties Ltd	DIB	Aug-31	Feb-28	Results 2025-11-12
Emira Property Fund Ltd	EMI	Mar-31	Sept-30	Pre-Close 2025-09-29 Interims 2025-11-12
Equites Property Fund Ltd	EQU	Feb-28	Aug-28	Interims 2025-10-09
Exemplar REITail Ltd	EXP	Feb-01	Aug-29	-
Fairvest Ltd	FTA/B	Sept-30	Mar-30	Pre-Close 2025-09-25 Results 2025-12-01
Fortress Real Estate Investments	FFB	Jun-30	Dec-30	Results 2025-09-05
Globe Trade Centre SA	GTC	Dec-31	Jun-30	-
Growthpoint Properties Ltd	GRT	Jun-30	Dec-30	Results 2025-09-11
Hammerson plc	HMN	Dec-31	Jun-30	-
Heriot REIT Ltd	HET	Jun-30	Dec-30	Interims 2025-09-30
Hyprop Investments Ltd	HYP	Jun-30	Dec-30	Results 2025-09-16 Pre-Close 2025-12-02
Lighthouse Properties plc	LTE	Dec-31	Jun-30	-
MAS plc	MSP	Jun-30	Dec-30	-
NEPI Rockcastle NV	NRP	Dec-31	Jun-30	-
Newpark REIT Ltd	NRL	Feb-01	Aug-29	-
Oasis Crescent Property Fund	OAS	Mar-31	Sept-30	Interims 2025-10-23
Octodec Investments Ltd	OCT	Aug-31	Feb-28	Results 2025-11-24
Primary Health Properties plc	PHP	Dec-31	Jun-30	-
Putprop Ltd	PPR	Jun-30	Dec-30	-
Redefine Properties Ltd	RDF	Aug-31	Feb-28	Interims 2025-11-03
Resilient Reit Ltd	RES	Dec-31	Jun-30	-
SA Corporate Real Estate Ltd	SAC	Dec-31	Jun-30	Interims 2025-09-18 Pre-Close 2025-12-12
Safari Investments (RSA) Ltd	SAR	Jun-30	Dec-30	Results 2025-09-19
Schroder European REIT plc	SCD	Sept-30	Mar-30	-
Shaftesbury Capital plc	SHC	Dec-31	Jun-30	-
Sirius Real Estate Ltd	SRE	Mar-31	Sept-30	-
Spear REIT Ltd	SEA	Feb-28	Aug-28	Interims 2025-10-20
Stor-Age Property REIT Ltd	SSS	Mar-31	Sept-30	AGM 2025-09-04
Supermarket Income REIT plc	SRI	Jun-30	Dec-30	-
Texton Property Fund Ltd	TEX	Jun-30	Dec-30	-
Visual International Holdings Ltd	VIS	Feb-01	Aug-29	Reporting irregular/delayed
Vukile Property Fund Ltd	VKE	Mar-31	Sept-30	AGM 2025-09-01 Interims 2025-11-26

Source: Company Announcements, SA REIT

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